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Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

394,400 / 394,400

USE VALUE:

394,400 / 394,400

ASSESSED:

394,400 / 394,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		ALFRED RD, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: BASS LESLIE		
Owner 2:		
Owner 3:		
Street 1: 20 ALFRED ROAD #1		
Street 2:		

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION			
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1229 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL		water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7001																

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct		
Use Code								102	Land Size	Building Value	Yard Items	Land Value	Total Value	
102								0.000	394,400			394,400		
Total Card														
Total Parcel														
Source: Market Adj Cost														
Total Value per SQ unit /Card: 320.91														
/Parcel: 320.91														
Entered Lot Size														
Total Land:														
Land Unit Type:														

PREVIOUS ASSESSMENT								Parcel ID		USER DEFINED															
Tax Yr								Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date								
2022								102	FV	394,400	0	.	.	394,400		Year end		12/23/2021							
2021								102	FV	382,800	0	.	.	382,800		Year End Roll		12/10/2020							
2020								102	FV	377,000	0	.	.	377,000		377,000 Year End Roll		12/18/2019							
2019								102	FV	393,000	0	.	.	393,000		393,000 Year End Roll		1/3/2019							
2018								102	FV	347,100	0	.	.	347,100		347,100 Year End Roll		12/20/2017							
2017								102	FV	316,000	0	.	.	316,000		316,000 Year End Roll		1/3/2017							
2016								102	FV	316,000	0	.	.	316,000		316,000 Year End		1/4/2016							
2015								102	FV	291,700	0	.	.	291,700		291,700 Year End Roll		12/11/2014							

SALES INFORMATION												TAX DISTRICT				PAT ACCT.				
Grantor												Sale Code	Sale Price	V	Tst	Verif	Notes			
18283-192												7/1/1987	149,900	No	No	Y				
Date												Result		By		Name				
6/30/2021												USPS		MM	Mary M					
7/26/2018												Measured		DGM	D Mann					
5/6/2000														197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:	N - NONE	

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	0	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

Building Number 1.

SKETCH

Undisplayed Areas:
GLA: 1229

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G5
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	

Floor: 1 - 1st Floor

% Own: 50.000000000

Name: 43 - 7001

DEPRECIATION

Phys Cond: AV - Average

Functional: %

Economic: %

Special: %

Override: %

31. %

Total: 31 %

CALC SUMMARY

Basic \$ / SQ:

305.00

Size Adj.:

1.35000002

Const Adj.:

1.00989902

Adj \$ / SQ:

415.826

Other Features:

60500

Grade Factor:

1.00

NBHD Inf:

1.00000000

NBHD Mod:

LUC Factor:

1.00

Adj Total:

571550

Depreciation:

177181

Depreciated Total:

394370

COMPARABLE SALES

Rate

Parcel ID

Typ

Date

Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor:

1.00

Before Depr:

415.83

Special Features:

0

Val/Su Net:

320.91

Final Total:

394400

Val/Su SzAd

320.91

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5 BRs: 2 Baths: 1 HB: 0	

REMODELING**RES BREAKDOWN**

Exterior:		No Unit	RMS	BRS	FL
Interior:		1	5	2	0
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:					
General:					
Totals		1	5	2	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area	Usbl	Descrip	%	Type	Qu	Ten
GLA	Gross Liv Ar	1,229	415.830	511,050								
Size Ad	1229	Gross Area	1229	FinArea	1229							
Net Sketched Area:	1,229			Total: 511,050								

IMAGE

AssessPro Patriot Properties, Inc